GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Deletion of Proposed 100'-0" Master Plan road and change of land use from Industrial use to Residential use in Sy.No.156 and 158 of R.Mallavaram (V), Renigunta (M) Chittoor District to an extent of Ac.4.53 cents – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.237 Dated:05.10.2016

Read the following:-

1. From the Vice Chairman, TUDA, Tirupati, Lr. Roc.No. 1405/G1/2014, Dated:01.10.2014.
2. From the Director of Industries, Hyd., Lr.No.29/1/ 2014/15204, dated:20.06.2015.
3. Government Letter No.10316/H2/2014, Dated: 22.12.2015.
4. Representation of Sri V.Venkateswara Rao, Tirupati, Dated:08.01.2016.
5. Government letter No.10316/H2/2014, Dated:25.01.2016.
6. From the VC, TUDA, Tirupati, Lr.Roc.No.1405/G1/2014, Dated:30.01.2016.
7. Governemnt Letter No.10316/H2/2014, Dated: 14.03.2016.
8. From Sri V.Venkateswara Rao, R/o Tirupati, representation dt. 18.04.2016.
9. Governemnt Letter No.10316/H2/2014, Dt.16.06.2016.
10. From the Vice Chairman, TUDA, Tirupati, Lr.Rc.No.1405/ G1/2014, Dated:22.07.2016.
11. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
12. Government Memo No.10316/H2/2014, Dated:02.08.2016.
13. Notification No.610, Dated:09.08.2016 published in Part-I of Andhra Pradesh Gazette.
14. From the Vice-Chairman, TUDA, Tirupati, Lr.Rc.No.1405/G1/2014, Dt.14.09.2016.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region issued in the Government Memo 12th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.610, Part-I, Dated:09.08.2016. In the letter 14th read above the Vice Chairman, Tirupati Urban Development Authority, Tirupati as reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. The applicant has paid an amount of Rs.5,50,260/- towards development charges and conversion charges vide challan Nos.953 & 954, Dt.04.07.2016.. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,Vijayawada.
The Vice Chairman, Tirupati Urban Development Authority, Tirupati.

Copy to:

The applicant through the Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Chittoor District.
SC/SF.

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.148, Municipal Administration & Urban Development (H2) Department, Dated:21.03.2005 is proposed in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

[P.T.O.]

VARIATION

The site falling in Survey Nos.156 & 158 of R.Mallavaram (V), Renigunta (M) Chittoor District measuring a total extent of 4.53 Acres. the boundaries of which are given in the schedule below, which was earmarked for Industrial use and proposed 100' wide Road in Tirupati Urban Development Authority Region and its vicinity Plan, sanctioned in G.O.Ms.No.148, Municipal Administration & Urban Development (H2) Department, Dated:21.03.2005 is now designated as for Residential Use and deletion of proposed 100' Master Plan Road realignment to existing 100'(NH 205) by variation of change of land use, which is shown in modification of Master Plan No.03/2016 of Tirupati Urban Development Authority and which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions; namely:-

1. That the applicant shall pay the development / conversion charges to the Tirupati Urban Development Authority.
2. The applicant shall submit the proposals in the site under reference to the TUDA for approval before taking any developmental activity in the site.
3. That the applicant shall obtain approval of building plans for construction of buildings from Tiruapti Municipal Corporation, Tirupati duly paying necessary charges to Tiruapti Municipal Corporation, Tirupati and Tirupati Urban Development Authority, Tirupati as per rules in force.
4. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES of the area: "ABCDEF-A"

North : NH Road
East : Land of P.Sbbarathnam & Sons
South : Land of Venkateswara Rao & P.Sbbarathnam & Sons
West : Land of late L.Jayachandraiah

SCHEDULE OF BOUNDARIES of the area: "GHIJ-B"

North : Land in Sy.No.156, 158, 175,176
East : Existing road
South : Land in Sy.No.145,158,159,176,173,170
West : Existing road

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER